

RED HOUSE

Godalming, Surrey



AN ARCHITECTURAL GRADE II* LISTED LEGACY, COMBINING THE GENIUS OF SIR EDWIN LUTYENS AND THE HORTICULTURAL INFLUENCE OF GERTRUDE JEKYLL

Summary of accommodation

Central square staircase hall | Drawing room with veranda | Dining room with veranda | Family room | Former butlers room/study
Kitchen/breakfast room with Lutyens designed dresser | Utility room | Cloakroom | Extensive store rooms and cellar

Twelve bedrooms offering flexibility for use as bedrooms, studies or further reception rooms
Four bath/shower rooms (two en suite)

In all about 0.75 acres of southwest-facing hillside gardens | Garden room with store | Driveway

Distances: Charterhouse School 0.3 miles, Godalming town 1.2 miles, Guildford 5.1 miles,
Central London 35 miles, Godalming station 1.1 miles (from 37 minutes to London Waterloo)
A3 (Hurtmore) 1.6 miles, Heathrow Airport (T5) 27.5 miles, Gatwick Airport 35 miles
(All distances and times are approximate)

SITUATION

Godalming is a bustling market town with a superb array of amenities within easy reach of the house including many boutique shops, coffee shops, pubs and restaurants as well as a Waitrose and Sainsbury’s. The mainline train station offers a frequent service to and from London Waterloo.

For a more extensive range of shopping, sporting and leisure facilities, the Cathedral town of Guildford lies only a few miles away to the north.

Communications are excellent with the nearby A3 providing access to the M25, Heathrow and Gatwick airports, London and the south coast.

There are many highly regarded local schools in the vicinity including St Catherine’s in Bramley, the Royal Grammar School and Guildford High School in Guildford as well as closer to home, Charterhouse, Prior’s Field, St Hilary’s and Godalming Sixth Form College.

Near to the property, there are a wide range of sporting facilities including the Queens Sports Centre at Charterhouse and West Surrey Golf and Tennis Club at nearby Enton.

Some of Surrey’s finest countryside, much of which falls within the Surrey Hills Area of Outstanding Natural Beauty, surrounds the town, which is ideal for walking, riding and cycling.





RED HOUSE

Hidden amidst mature trees on Frith Hill, one of Godalming's most desirable residential locations, Red House is a remarkable Grade II* listed residence of exceptional architectural pedigree dating from 1899 and owned by our clients since 1975 having been authentically preserved and maintained.

Designed by the celebrated Sir Edwin Lutyens for the Reverend Henry James Evans, a retired assistant master and honorary chaplain of nearby Charterhouse School and complemented by gardens associated with the renowned horticulturalist Gertrude Jekyll, the house represents a rare opportunity to acquire an important piece of the Arts and Crafts movement.

With a grant from English Heritage, we understand the house was reroofed, replumbed and rewired in 1991/1992 by the current owners.







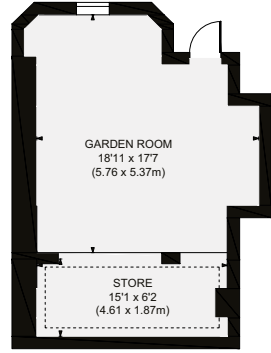
Constructed in warm red brick and rising elegantly through the landscape, the upper levels of Red House enjoy far-reaching views across the surrounding Surrey countryside whilst remaining moments from the centre of Godalming.

Few residential properties can claim association with two of Britain's most influential creative figures. The architectural composition displays the confidence and originality that would come to define Lutyens' work. Red-brick elevations, leaded-light windows and dramatic chimney stacks create an instantly recognisable silhouette, while the Grade II* listing recognises the property's exceptional historic and architectural importance.

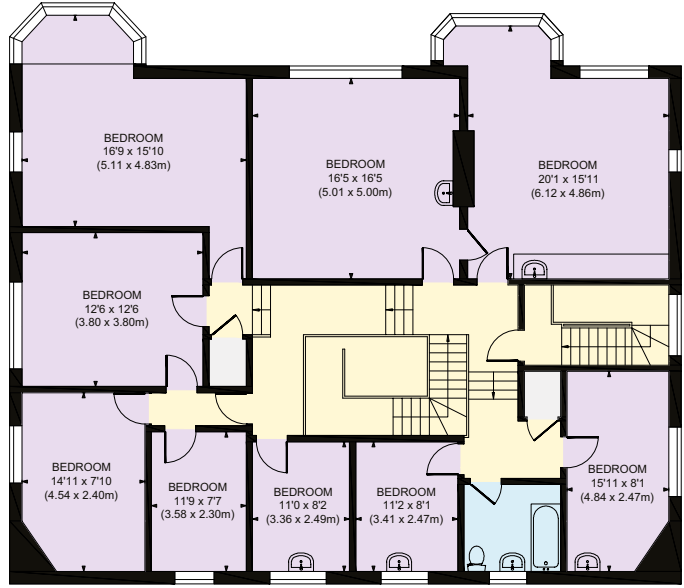
Internally, the house retains an abundance of period character and architectural detail. Carefully crafted proportions, impressive fireplaces, original joinery and large windows reflect Lutyens' mastery of domestic architecture. The principal reception spaces provide elegant settings for entertaining and family life, combining grandeur with warmth and practicality.



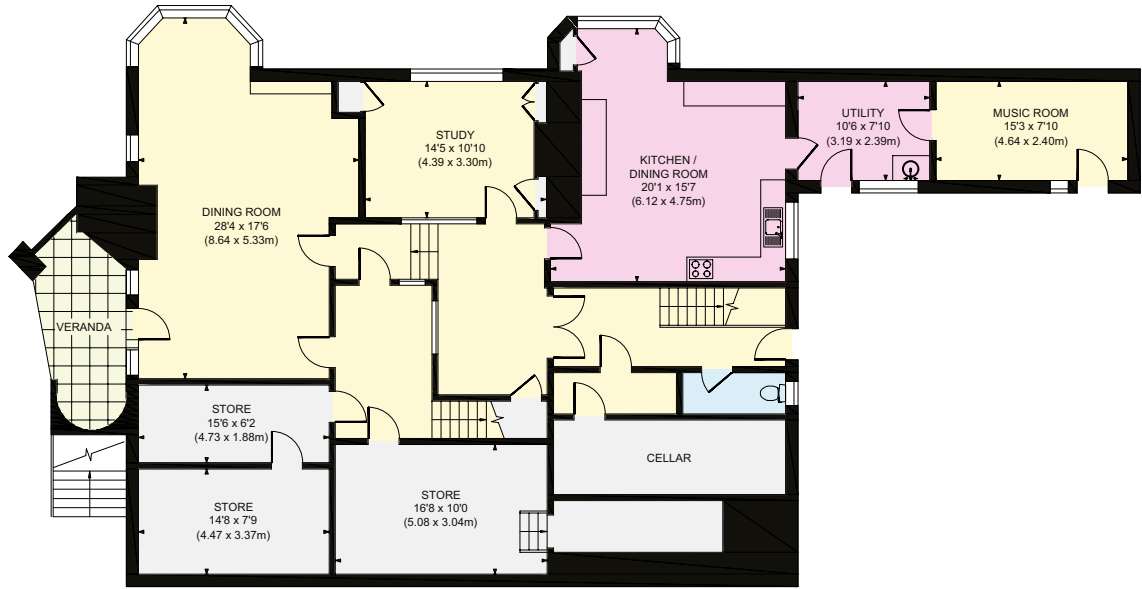
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



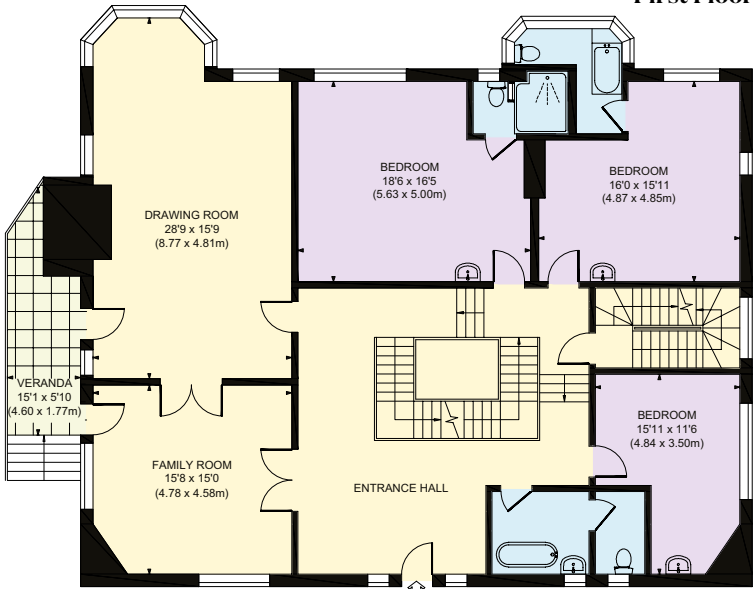
Outbuilding



First Floor



Lower Ground Floor



Ground Floor

Approximate Gross Internal Area
Main house 6,430 sq. ft / 597.37 sq. m
Outbuilding 386 sq. ft / 35.92 sq. m
Total 6,816 sq. ft / 633.29 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





The house is approached from Frith Hill Road into an in and out driveway with steps down to the front door. The hillside gardens surrounding Red House are as significant as the house itself. Influenced by the celebrated garden designer Gertrude Jekyll, the grounds provide a fitting setting for one of Surrey’s most important Arts and Crafts houses. Mature trees, terraces, pathways and carefully arranged planting create a sequence of enchanting garden rooms, reinforcing the harmonious relationship between house and landscape.

PROPERTY INFORMATION

Services: We are advised by our clients that the property has all mains services with a gas boiler for the radiators and electric for the hot water.

Local Authority: Waverley Borough Council: 01483 523333

Council Tax Band: H

Energy Performance Certificate: Rating E

Tenure: Freehold

Directions

Postcode: GU7 2DZ

What3Words: ///fancy.mostly.cars

Viewing: Viewing is strictly by appointment through Knight Frank.



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